



GRASSROOTS
REALTY GROUP

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**152 Clausen Crescent
Fort McMurray, Alberta**

MLS # A2271439



\$168,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	964 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RMH
Foundation:	None	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, wall ac unit,

Affordable living at 152 Clausen Crescent! This 3 bedrooms, 1.5 bathroom home is ready immediately for new owners. The 30' x 10' front covered deck creates a friendly and welcoming entrance. Inside you will find a front living room with custom shutter window coverings and a wall ac unit. The white kitchen has a spacious island with eat up bar. Down the hallway you will find 3 bedrooms, a 4PC main bathroom with fresh paint and a laundry room with a 1/2 bathroom. The patio doors off the primary bedroom lead to the rear deck and fenced yard with a fire pit, large shed and wide yard leading from the backyard. Available immediately